

146.0

0003

0013.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

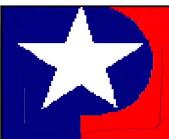
713,000 / 713,000

USE VALUE:

713,000 / 713,000

ASSESSED:

713,000 / 713,000


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
189		SCITUATE ST, ARLINGTON

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101		7825.000	189,200		523,800	713,000		95998
								GIS Ref
								GIS Ref
								Insp Date
								05/05/18
								11429!

## OWNERSHIP

Unit #:

Owner 1: MARTINEZ CLARIDA E &	
Owner 2: DEBARROS FLAVIO M	
Owner 3:	

Street 1: 189 SCITUATE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: SHEERIN JOHN A &amp; ELIZABETH -

Owner 2: -

Street 1: 189 SCITUATE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains .18 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1922, having primarily Wood Shingle Exterior and 1272 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		

Census: Exempt

Flood Haz:

D Topo

s Street

t Gas:

## SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
SHEERIN JOHN A		66010-528		9/1/2015		500,000	No	No			11429
		11730-577		8/28/1969		21,000	No	No	N		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/10/2018	923	Re-Roof	8,300	C					5/5/2018	Meas/Inspect	BS	Barbara S
6/22/2016	854	New Wind	4,777						8/25/2016	Sales Review	PT	Paul T
3/22/1995	117		10,000						1/27/2009	Meas/Inspect	336	PATRIOT
11/2/1992	580	Manual	700						1/4/2000	Meas/Inspect	163	PATRIOT
									1/1/1982		CS	

## ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2018	Meas/Inspect	BS	Barbara S
8/25/2016	Sales Review	PT	Paul T
1/27/2009	Meas/Inspect	336	PATRIOT
1/4/2000	Meas/Inspect	163	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7825	Sq. Ft.	Site			0	80.	0.84	9									523,799						523,800	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 2 - Bungalow	1T - 1 & 3/4 Sty	Full Bath: 1	Rating: Average	648-3019.															
(Liv) Units: 1	Total: 1	A Bath: 1	Rating:																
Foundation: 3 - BrickorStone				3/4 Bath: 1	Rating:														
Frame: 1 - Wood				A 3QBth: 1	Rating: Average														
Prime Wall: 1 - Wood Shingle				A HBth: 1	Rating:														
Sec Wall: %				OthrFix: 1	Rating:														
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units 1													
Color: WHITE				A Kits: 1	Rating:	Level FY LR DR D K FR RR BR FB HB L O													
View / Desir:				Frl: 1	Rating:	Other													
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:	Upper													
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2											
Year Blt: 1922	Eff Yr Blt:	Location:						Lvl 1											
Alt LUC:	Alt %:	Total Units:						Lower											
Jurisdct:	Fact: .	Floor:						Totals RMS: 7 BRs: 3 Baths: 1 HB: 1											
Const Mod:				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Lump Sum Adj:				Phys Cond: AV - Average	31. %	Exterior:				No Unit RMS BRS FL									
<b>INTERIOR INFORMATION</b>				Functional:	%	Interior:				1 7 3 M									
Avg Ht/FL: STD				Economic:	%	Additions:													
Prim Int Wal 2 - Plaster				Special:	%	Kitchen: 1996													
Sec Int Wall: %				Override:	%	Baths:													
Partition: T - Typical				Total: 31 %		Plumbing:													
Prim Floors: 3 - Hardwood						Electric:													
Sec Floors: %						Heating:													
Bsmnt Flr: 12 - Concrete						General:				Totals									
Subfloor:										1 7 3									
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 1																			
% Heated: 100	% AC:																		
Solar HW: NO	Central Vac: NO																		
% Com Wal	% Sprinkled																		
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:											
<b>SPEC FEATURES/YARD ITEMS</b>																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
<b>PARCEL ID</b> 146.0-0003-0013.0																			
More: N		Total Yard Items:			Total Special Features:				Total:										